

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixteenth day of November 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
John Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: Rebecca Anderson, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
Jeffrey H. Simme, Building & Zoning Inspector  
Mary Nowak, Recording Secretary

November 16, 2005

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 16, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:32PM. Motion was made by Michael Myszka to approve the minutes from the November 2, 2005 Planning Board Meeting. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

## **ACTION ITEMS -**

**SITE PLAN REVIEW - CITY FENCE INC., PROPOSED 40 FT. X 110FT. METAL WAREHOUSE ON THE SOUTH SIDE OF WALDEN AVENUE BETWEEN STONY ROAD AND CENTRAL AVENUE. PROJECT NO. 1105. CONTACT PERSON: JOHN LYDON.**

John Karan, Left Coast Design Studio presented to the Planning Board the site plan for the proposed metal warehouse on the south side of Walden Avenue between Stony Road and Central Avenue. The plan shows that the warehouse will be 40' X110'. The warehouse will be used for storing fence fitting and a tool room. No vehicles will be parked in the warehouse. All service vehicles will be parked in the existing garage near the front of the property. A dumpster will be placed behind the building and will not be visible from the street. There is an existing asphalt driveway leading up to the proposed warehouse. Mr. Lydon told the Planning Board that this driveway will be paved. The plan shows a 6-ft. fence around the warehouse. The Planning Board recommended that the portion of the fence that faces Walden Avenue have slats for screening. The landscaping plan has been approved by Crew Chief Terrence McCracken. Lighting - This project will have boxed lighting that will face downward.. Drainage - A low berm will be constructed along the east side of the property. The height of the berm will be 1-ft. The berm will send water to the north to the detention pond at the front of the property along Walden Avenue. Town Engineer Robert Labenski had no concerns with the drainage. Councilmember Donna Stempniak questioned the plans for the earthen mound shown on the plans on the south part of the property. Mr. Lydon stated that the height of the mound is about 6 ft. and will probably be used to construct the berm along the east side of the property. The drainage plans did not take the earthen mound into account since it will be removed.

## **DETERMINATION**

Based on the information presented to the Planning Board, John Gober made a motion to recommend approval of the site plan to the Town Board with the condition that the portion of the fence that faces Walden Avenue have slats for screening. Motion seconded by Melvin Szymanski and unanimously carried.

At 7:45 PM Michael Myszka made a motion to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.